

TOWNSHIP OF MOON  
1000 Beaver Grade Road, Moon Township, PA 15108, (412) 262-1700 Fax: (412) 262-5344

**SUBDIVISION AND LAND DEVELOPMENT/ CONDITIONAL USE APPLICATION**

Name of Subdivision or Land Development: \_\_\_\_\_

Type of Application (check one) PRD or PNRD \_\_\_\_\_

Subdivision \_\_\_\_\_ Major Land Development \_\_\_\_\_

Minor Land Development \_\_\_\_\_ Conditional Use Application \_\_\_\_\_

Size of Lot (acreage) \_\_\_\_\_ Number of Lots \_\_\_\_\_

Site Location \_\_\_\_\_

Applicant/ Developer \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Designing Engineering \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Traffic Consultant \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Architect \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

**Applicant/Developer is responsible for reimbursements of such costs billed to the Township by its solicitor, engineer or any such costs incurred by the Township which exceeds the amount held in escrow. Failure to remit required fees or deposits shall be grounds for denial of application or issuance of stop work or the refusal of issuance of permits. The undersigned acknowledges that all information presented with application is true and accurate to the best of his/her knowledge. Any information which is found substantively incorrect shall also provide grounds for denial of the application or revocation of an approved application.**

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Received by Planning Director: \_\_\_\_\_ Date \_\_\_\_\_

Hearing Board shall have the right to waive the \$75.00 filing fee and the \$250.00 deposit and charge non-profit organizations the costs the Township incurs in holding the hearing. In cases of indigent applicants, the Zoning Hearing Board may waive all costs.

**THIRD: Appeals, Petitions and Requests for Zoning Changes**

- a. Actual costs of Advertising of Hearing, if required.
- b. Actual cost of Stenographic Services.
- c. Filing Fee - \$150.00.
- d. Such reasonable costs as may be billed the Township by its Engineer, Lawyer and/or Planning Consultant.
- e. Any and all County, State or Federal fees or charges back charged to the Township.
- f. Administrative expenses such as, but not including, inspection charges.

Applicant shall deposit \$300.00 with the office of the Township Manager. After all costs and fees as set forth in Items (a), (b), (c), (d), (e) and (f) above have been duly paid, the remainder of the deposit, if any, shall be refunded to the Applicant.

In the event that the cost of items (a) and (b) above increase to the amount that the deposit of \$300.00 shall not be sufficient to pay items (a), (b), (c), (d) and (f), then and in such an event, the Township Manager shall have the authority to increase the deposit in such an amount so as to cover the actual increased costs of items (a) and (b) above.

**FOURTH: Demolition Permit (Bond of estimated cost of job required)**

Residential ..... \$ 50.00  
 Commercial ..... \$100.00

**FIFTH: Schedule of fees for Township Road Excavation Permits, Township Road Occupancy Permits and other miscellaneous above and below grade facilities.**

<u>Schedule</u>		<u>Unit Fee</u>
<u>Item No.</u>	<u>Administration Fees</u>	
1.	Issuance Fee .....	\$ 55.00
2.	Supplemental Fee	
	A. Four-month extension to permit (each) .....	10.00
	B. Submittal change to permit (each) .....	10.00
3.	Annual Emergency Permit card (each) .....	5.00

SIXTH: Subdivision and Land Development Fee and Deposit

Filing Fees:

- A. Simple subdivision - \$300.00.
- B. Minor or major land development - \$500.00 plus \$25.00 per lot for all subdivision and \$500.00 plus \$25.00 per acre of disturbed area for all land developments. In addition to the above, applicants shall be required to provide escrow/deposits in accordance with the following schedule:

Escrows/Deposits:

Simple Subdivisions .....	\$ 600.00
Minor Land Developments .....	\$2,000.00
Plus \$25.00 per lot for all subdivisions, plus \$25.00 per acre of disturbed area for all land developments	
Major Land Developments .....	\$4,000.00
Plus \$50.00 per lot for all subdivisions, plus \$50.00 per acre of disturbed area for all land developments	
Traffic Study .....	\$1,000.00

Any development that requires an inspection by a Township Consultant shall pay the following escrow upon final approval ..... \$4,000.00

The applicant shall also be responsible for reimbursements for such costs billed to the Township by its Solicitor and Planning Consultant or any such costs incurred by the Township for Engineering and Township Traffic Consultant services, which exceeds the amount held in escrow. In the event that the Township's costs for review are less than the required escrowed amount, any remaining funds will be returned to the applicant at the completion of all Township review activities. The Township reserves the right to adjust these deposits and/or fees consistent with the Township's best interests or the actual amount of land development under review.

- C. If an applicant should decide to pay a fee in lieu of sidewalk construction, the fee shall be equal to the cost of construction. The cost estimate must be approved by the Township Engineer.

SEVENTH: Petitions and Requests for Planned Residential Developments and Planned Non-Residential Development – Chapter 208

- A. Filing Fee - \$500.00 plus \$25.00 per acre
- B. In addition to the above, applicants shall be required to provide review escrow/deposits in accordance with the following schedule:

Preliminary Review .....	\$5,000.00
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Traffic Study .....	\$1,000.00
Final Review .....	\$5,000.00

The applicant shall also be responsible for reimbursements for such costs billed to the Township by its Solicitor and Planning Consultant or any such costs incurred by the Township for Engineering and Township Traffic Consultant services, which exceeds the amount held in escrow. In the event that the Township's costs for review are less than the required escrowed amount, any remaining funds will be returned to the applicant at the completion of all Township review activities. The Township reserves the right to adjust these deposits and/or fees consistent with the Township's best interests or the actual amount of land development under review.

- C. If an applicant should decide to pay a fee in lieu of sidewalk construction, the fee shall be equal to the cost of construction. The cost estimate must be approved by the Township Engineer.

**EIGHTH: Building Permit Fees**

1. Residential Dwellings, Residential Additions, Private Garages, Enclosed Sunrooms, Accessory Structures more than 150 sq.ft. ....	\$ .22/sq.ft.
2. Minimum New Dwelling Permit Fee .....	500.00
3. Minimum Residential Permit Fee .....	30.00
4. Inground Pools .....	50.00
5. Above Ground Pools, Hot Tubs, Spas .....	50.00
6. Deck, Porch, Shed (up to 150 sq. ft.) .....	30.00
7. All other New Construction (Up to 10,000 sq.ft.) .....	.28/sq.ft.
All other New Construction (Over 10,000 sq.ft.) .....	.22/sq.ft.
8. Minimum Commercial .....	200.00
9. Interior Renovations/Remodeling (existing buildings, up to 50,000 sq.ft.) .....	.15/sq.ft.
(.07/sq.ft. of area over 50,000 sq.ft.)	
10. Non-area Commercial, Communication Towers, etc. ....	400.00
11. Industrial fee, Temporary Construction Trailer .....	400.00
12. Plan Review fee, mechanical, plumbing and electrical .....	20% of building permit fee
13. Pennsylvania State Fee .....	2.00
each permit	
14. Stormwater Facilities Inspection Fee	
Impervious area < 3,500 sq.ft. ....	150.00
Impervious area 3,500-43,560 sq.ft. ....	500.00
Impervious area > 43,560 sq.ft. ....	\$500.00 plus \$50/10,000 sq.ft. of impervious area

**NINTH: Occupancy Permit Fee Schedule:**

When an Occupancy Permit is issued upon final inspection as required when a building permit has been issued--

- No Fee

**FIFTEENTH: Driveway Opening Permit**

Residential: ..... \$ 25.00  
Commercial: ..... 50.00

**SIXTEENTH: Appeal, Applications or Petitions to the Board of Appeals**

- a. Actual Costs of Advertising of Hearing, if required.
- b. Actual Cost of Stenographic Services.
- c. Filing Fee - \$150.00

Applicant shall deposit \$300.00 with the office of the Township Manager. After all fees, costs as set forth in Items (a), (b) and (c) above have been fully paid, the remainder of the deposit shall be refunded to the Applicant. In the event that the cost of items (a) and (b) above increase to the amount that the deposit of \$300.00 shall not be sufficient to pay items (a), (b) and (c), then in such an event, the Township Manager shall have the authority to increase the deposit in such an amount so as to cover the actual increased costs of items (a) and (b) above.

**SEVENTEENTH: Billboard Building Permit Fees (Ordinance No. 237)**

- A. Conditional Use Hearing Fee for Billboard Application before the Board of Supervisors ..... \$500.00
- B. Permit to erect any billboard in Moon Township ..... \$1,500.00
- C. Annual Maintenance Inspection Fee, payable on or before September 1st of each year ..... \$ 100.00 Decade

(10 Year) Inspection Fee - If owners fail to provide written Certification from a Pennsylvania Registered Architect or Engineer that the Billboard Structure is structurally sound and in compliance with the Township Building Regulation, the Township shall cause its Engineer or other qualified party to make such an inspection and back charge the owner as referred to in Ordinance #237 and Section 19 of this Resolution.

**EIGHTEENTH: Conditional Uses**

- A. Actual costs of Advertising of Hearing, if required.
- B. Actual cost of Stenographic Services.

- C. Filing Fee - \$250.00.
- D. Such reasonable costs as may be billed the Township by its Engineer, Lawyer and/or Planning Consultant.
- E. Any and all County, State or Federal fees or charges back charged to the Township.
- F. Administrative expenses such as, but not including, inspection charges.

Applicant shall deposit \$1,000.00 with the office of the Township Manager. After all costs and fees as set forth in items A, B, C, D, E and F above have been duly paid, the remainder of the deposit, if any, shall be refunded to the Applicant.

**NINETEENTH: Vending and Peddling**

- Door to Door Peddling (all persons):
  - \$ 5.00/Day/person
  - \$ 10.00/Week/person
  - \$ 25.00/Month/person
  - \$ 75.00/Year/person

Licenses are obtained at the Moon Township Police Station. See forms and ordinances for exceptions.

**TWENTIETH: Police Services**

Police Reports .....	\$15.00 per report
Images Copied to CD .....	\$15.00 per CD
Price includes label, jewel case and shipping (if requested)	
Images Printed .....	\$15.00 initial
Price includes images printed in color on treated paper (not actual photo-grade paper) up to five sheets and shipping (if requested)	
Additional sheets .....	\$3.00 each
Images are printed on 8½ x 11 paper and may be printed 1, 2 or 4 images per page according to requestor. ....	
Police Dispatch services of other municipalities .....	\$5.50/call
Police Services .....	115% the officer's hourly rate

Available from Township Police Dept. - Public Safety Building - Weekdays 8:30 am to 4:30 pm.

**TWENTY-FIRST: Fire Reports**

Fire Reports	\$15.00 per report
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# Don't Let Storm Water Run Off With Your Time and Money!

## What the Construction Industry Should Know About Storm Water In Our Community

The construction industry plays an important role in improving our community's quality of life by not only providing new development, but also protecting our streams and rivers through smart business practices that prevent pollution from leaving construction sites.

Storm water runoff leaving construction sites can carry pollutants such as dirt, construction debris, oil, and paint off-site and into storm drains. In our community, storm drains carry storm water runoff directly to local creeks, streams, and rivers with no treatment. Developers, contractors, and homebuilders can help to prevent storm water pollution by taking the following steps:

1. Comply with storm water permit requirements.
2. Practice erosion control and pollution prevention practices to keep construction sites "clean."
3. Conduct advanced planning and training to ensure proper implementation on-site.

The remainder of this fact sheet addresses these three steps.

### Storm Water Permit Requirements for Construction Activity

Planning and permitting requirements exist for construction activities. These requirements are intended to minimize storm water pollutants leaving construction sites.

- Pennsylvania's Erosion and Sediment Pollution Control Program (25 Pa. Code, Chapter 102) requires Erosion and Sediment Control Plans for all earth disturbing activities.
- The National Pollutant Discharge Elimination System (NPDES) Permit Program (25 Pa. Code, Chapter 92) requires that construction activities disturbing greater than one acre submit a Notice of Intent for coverage under a general NPDES permit.

Knowing your requirements before starting a project and following them during construction can save you time and money, and demonstrate that you are a partner in improving our community's quality of life. For more information about these programs, contact your local county conservation district office or the Department of Environmental Protection.

### What is Storm Water?

Storm water is water from precipitation that flows across the ground and pavement. When it rains or when snow and ice melt, the water seeps into the ground or drains into what are commonly called storm sewers. These are the drains you see at street corners or at low points on the sides of streets. Collectively, the draining water is called storm water runoff.



### Erosion Control Practices:

- Perimeter controls (e.g. silt fence)
- Sediment traps
- Immediate revegetation
- Phased, minimized grading
- Construction entrance
- Protection of streams and drainage ways
- Inlet protection



### An Ounce of Prevention

Rain that falls onto construction sites is likely to carry away soil particles and other toxic chemicals present on construction sites (oil, grease, hazardous wastes, fuel). Storm water, if not properly managed, carries these pollutants to streams, rivers, and lakes. Erosion and sediment control practices can serve as a first line of defense,

## **Pollution Prevention Practices:**

- Designated fueling and vehicle maintenance area away from streams
- Remove trash and litter
- Clean up leaks immediately
- Never wash down dirty pavement
- Place dumpsters under cover
- Dispose of all wastes properly

minimizing clean up and maintenance costs, and the impacts to water resources caused by soil erosion during active construction. Erosion controls can reduce the volume of soil going into a sediment control device, such as a sediment trap, therefore, "clean out" frequencies are lower and maintenance costs are less. When possible, divert water around the construction site using berms or drainage ditches.

In addition, use pollution prevention and "good housekeeping measures" to reduce the pollution leaving construction sites as well. This can be as simple as minimizing the pollution source's contact with rainwater by covering it, maintaining a "clean site" by reducing trash and waste, and keeping vehicles well maintained.

## **The Best Laid Plans**

Plans such as erosion and sediment control plans and storm water pollution prevention plans are important tools for outlining the erosion control and pollution prevention practices that you will use to manage storm water runoff prior to breaking ground. Developing good plans allows for proper budgeting and planning for the life of the project. Proper installation and maintenance of erosion and storm water controls is essential to a plan that works. Training for on-site staff helps to ensure the proper installation and maintenance of erosion controls and pollution prevention practices. Inspect controls and management techniques regularly to ensure they are working, especially after storm events. If polluted storm water is leaving the site, you may need to repair or add additional storm water controls.



## **The Bigger Storm Water Picture**

Your community is preventing storm water pollution through a comprehensive storm water management program. This program addresses storm water pollution from construction, but it also deals with new development, illegal dumping to the storm sewer system, and municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our streams is . . . water! Contact your community or the Pennsylvania Department of Environmental Protection for more information about storm water management.

### **For more information:**

Pennsylvania Association of Conservation Districts  
<http://www.paed.org/default.html>

Pennsylvania Handbook of Best Management Practices for Developing Areas  
[http://www.paed.org/products/bmp/bmp\\_handbook.html](http://www.paed.org/products/bmp/bmp_handbook.html)

Storm Water Manager's Resource Center  
<http://www.stormwatercenter.net>

Pennsylvania Department of Environmental Protection  
<http://www.dep.state.pa.us>

